

Folkestone invests in fourth housing estate with Melbourne developer ID_Land



by [Larry Schlesinger](#)

Listed developer and fund manager Folkestone has partnered with private Melbourne developer ID_Land on a fourth Melbourne housing estate in another sign of the confidence in the Victorian land market.

The joint venture, part of an agreement struck last year between the two developers to jointly develop all of ID_Land's Victorian residential land holdings, covers a 500-lot housing community on a 48-hectare land parcel in Wollert in the city's northern fringe, with an end value of \$120 million.

The deal takes the total end value across the four joint venture projects, including two in Officer in the south west and a 1600-lot master planned community in Truganina, to more than \$500 million.

It follows ID_Land partnering with fresh produce king, Frank Costa in January on a \$100 million housing project in Armstrong Creek near Geelong.

The Wollert project is due to launch in mid-2016 once the local precinct structure plan (PSP) - the over-arching plan for development of the local area - has been gazetted by the Victorian government.

"Strategically, this project makes sense for us as we are now represented in Melbourne's key growth corridors - Northern, Western and South-Western," said Folkestone's head of real estate, Ben Dodwell.

Folkestone, which has just under \$1 billion in funds under management, has acquired its interest in the Wollert estate through the newly formed Folkestone Wollert Development Fund, its second residential fund.

The JV partners plan sell down part of their investment via the fund to third party investors once the PSP is approved. Mr Dodwell said its previous joint ventures had delivered strong returns to its investors.

ID_Land acquired the Wollert site in July as part of a \$20 million-plus acquisition that also included a 65 hectare site in Plumpton on a staged settlement basis.

Formed in 2009 by Matt Belford and Jeff Garvey, ID_Land has \$800 million pipeline across seven land developments and one townhouse project offering a combined 4000 lots.

The greenfield site is 25 kilometres north of the Melbourne CBD on the northern side of Craigieburn Road close to the Hume Freeway, the Craigieburn Train Station and the proposed outer metropolitan ring road.

"We are pleased to announce our new joint venture with Folkestone after our very successful partnerships across three of our existing projects," said Matthew Belford, ID_Land director.